

## **SEPA ENVIRONMENTAL CHECKLIST**

### ***Purpose of checklist:***

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

### ***Instructions for applicants:***

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

### ***Instructions for Lead Agencies:***

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

### ***Use of checklist for nonproject proposals:*** [\[help\]](#)

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the [SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS \(part D\)](#). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

## A. Background [\[help\]](#)

1. Name of proposed project, if applicable: [\[help\]](#)  
1835 Riverside Drive Site '2'
2. Name of applicant: [\[help\]](#)  
E & R Management, LLC
3. Address and phone number of applicant and contact person: [\[help\]](#)  
Applicant: Eddie Hansen, E & R Management, LLC, 2351 Northshore Road, Bellingham, WA 98226, (360) 671-1710  
Contact: JP Slagle, Freeland & Associates, Inc. 220 West Champion Street, Suite 200, Bellingham, WA 98225, (360) 650-1408
4. Date checklist prepared: [\[help\]](#)  
December 10, 2018 Revised-January 22, 2019 Revised-March 2019
5. Agency requesting checklist: [\[help\]](#)  
City of Mount Vernon Development Services
6. Proposed timing or schedule (including phasing, if applicable): [\[help\]](#)  
Site Preload-January to February 2019 Building Construction-Spring to Summer 2019
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [\[help\]](#)  
Yes. There are plans for tenant improvements to the proposed commercial building.
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [\[help\]](#)  
Geoengineers Report, Natural Way Chiropractic Building, December 5, 2018  
Cultural Resources Assessment, Drayton Archaeology, March 13, 2019
9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. [\[help\]](#)  
None known.
10. List any government approvals or permits that will be needed for your proposal, if known. [\[help\]](#)  
City of Mt. Vernon Fill and Grade Permit, City of Mt. Vernon Building Permit
11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.) [\[help\]](#) This project includes construction of a 8,500 square foot commercial building with associated driveway on a 0.75-acre site. Project will require an initial 1200 CY of fill for pre-load.
12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist. [\[help\]](#)  
1835 Riverside Drive, Mount Vernon, Washington 98273  
P104774, P26189  
Portion of the SE 1/4, NE 1/4 of Section 18, Township 34 North, Range 4 East of W.M.

## B. ENVIRONMENTAL ELEMENTS [\[help\]](#)

### 1. Earth [\[help\]](#)

a. General description of the site: [\[help\]](#)

(circle one): Flat rolling, hilly, steep slopes, mountainous, other \_\_\_\_\_

b. What is the steepest slope on the site (approximate percent slope)? [\[help\]](#)

7 percent

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. [\[help\]](#) Per the USDA Soils Map, soils on the site are classified as Urban land-Mt. Vernon-Field complex of hydrologic group C.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [\[help\]](#)

None known.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. [\[help\]](#)

Fill-1,200 CY Excavation-400 CY

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [\[help\]](#)

Yes. The existing soils have a moderate to high susceptibility to erosion when disturbed. Temporary slopes in wet/saturated sand will experience some sloughing and raveling if exposed to surface water.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? [\[help\]](#)

80%-impervious surface (building + asphalt) 20%-landscaping/open space

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [\[help\]](#)

Temporary erosion protection (e.g. straw, plastic, or rolled erosion control products) may be necessary to reduce sediment transport until vegetation is re-established or permanent surfacing is applied. All temporary slopes will be covered as appropriate to avoid erosion impacts.

### 2. Air [\[help\]](#)

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. [\[help\]](#) Dust and fuel emissions may be generated by equipment during construction. After construction, vehicular traffic will generate fuel emissions to the air.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [\[help\]](#)

None anticipated.

c. Proposed measures to reduce or control emissions or other impacts to air, if any: [\[help\]](#)

None proposed.

### 3. Water [\[help\]](#)

a. Surface Water:

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. [\[help\]](#)

No.

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. [\[help\]](#)

No.

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. [\[help\]](#)

None.

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [\[help\]](#)

Not required.

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [\[help\]](#)

Yes. The site is located within the FEMA Floodzone A1.

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. [\[help\]](#)

No.

b. Ground Water:

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. [\[help\]](#)

Groundwater will not be withdrawn. Domestic water will be provided to the site by a connection to the City of Mt. Vernon watermain.

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve. [\[help\]](#)

Domestic sewage will discharge to the City of Mt. Vernon sewer system.

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe. [\[help\]](#)

Stormwater will be collected in roof downspouts and catch basins, and routed to the existing municipal storm system.

2) Could waste materials enter ground or surface waters? If so, generally describe. [\[help\]](#)

Not anticipated.

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. [\[help\]](#)

No.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: [\[help\]](#) Stormwater will be collected in roof downspouts and catch basins, and routed to the existing municipal storm system through new conveyance piping. Outfall for this system is the Skagit River, a flow control exempt water body. Temporary erosion protection (e.g. straw, plastic, and rolled erosion control products) may be necessary to reduce sediment transport until vegetation is established or permanent surfacing is applied. Berms or other provisions will be installed along the top of the excavation to intercept surface runoff to reduce the potential for sloughing and erosion of cut slopes during wet weather.

a. Check the types of vegetation found on the site: [\[help\]](#)

- ☒ deciduous tree: alder, maple, aspen, other
- ☐ evergreen tree: fir, cedar, pine, other
- ☐ shrubs
- ☒ grass
- ☐ pasture
- ☐ crop or grain
- ☐ Orchards, vineyards or other permanent crops.
- ☐ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- ☐ water plants: water lily, eelgrass, milfoil, other
- ☐ other types of vegetation

b. What kind and amount of vegetation will be removed or altered? [\[help\]](#)

Approximately 0.3 acres of vegetation will be removed for construction.

c. List threatened and endangered species known to be on or near the site. [\[help\]](#)

None known.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [\[help\]](#)

Landscaping is proposed on the exterior of the building.

e. List all noxious weeds and invasive species known to be on or near the site. [\[help\]](#)

None known.

## 5. Animals [\[help\]](#)

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. [\[help\]](#) \_\_\_\_\_

Examples include:

birds: hawk, heron, eagle, songbirds, other:

mammals: deer, bear, elk, beaver, other:

fish: bass, salmon, trout, herring, shellfish, other \_\_\_\_\_

b. List any threatened and endangered species known to be on or near the site. [\[help\]](#)

None known.

c. Is the site part of a migration route? If so, explain. [\[help\]](#)

Yes. The site is part of the Pacific Flyway.

d. Proposed measures to preserve or enhance wildlife, if any: [\[help\]](#)

None proposed.

e. List any invasive animal species known to be on or near the site. [\[help\]](#)

None known.

## 6. Energy and Natural Resources [\[help\]](#)

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. [\[help\]](#)

Electrical power will be used for building interior heating and lighting.

Electrical power will be used for exterior building lighting.

b. Would your project affect the potential use of solar energy by adjacent properties?

If so, generally describe. [\[help\]](#)

No.

c. What kinds of energy conservation features are included in the plans of this proposal?

List other proposed measures to reduce or control energy impacts, if any: [\[help\]](#)

None proposed.

## 7. Environmental Health [\[help\]](#)

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal?

If so, describe. [\[help\]](#)

None anticipated.

1) Describe any known or possible contamination at the site from present or past uses. [\[help\]](#)

None known.

2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity. [\[help\]](#)

None known.

3) Describe any toxic or hazardous chemicals that might be stored, used, or produced

during the project's development or construction, or at any time during the operating life of the project. [\[help\]](#)

None anticipated.

- 4) Describe special emergency services that might be required. [\[help\]](#)

None anticipated.

- 5) Proposed measures to reduce or control environmental health hazards, if any: [\[help\]](#)

None proposed.

b. Noise [\[help\]](#)

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? [\[help\]](#)

Traffic noise in the area may impact the project.

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site. [\[help\]](#)

Short term-construction equipment noise Long term-traffic noise

- 3) Proposed measures to reduce or control noise impacts, if any: [\[help\]](#)

Construction will be limited to weekdays during the daytime.

8. Land and Shoreline Use [\[help\]](#)

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. [\[help\]](#)

The northwest parcel is a grass field with asphalt pad. The southern parcel is developed with a 5,640 SF commercial building occupied by a chiropractic office and restaurant. Surrounding land use is retail and commercial office space.

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? [\[help\]](#)

No.

- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how: [\[help\]](#)

Not anticipated.

- c. Describe any structures on the site. [\[help\]](#)

There is an existing 5,640 square foot commercial building on the parcel to the south.

- d. Will any structures be demolished? If so, what? [\[help\]](#)

No structure demolitions are proposed.

- e. What is the current zoning classification of the site? [\[help\]](#)

Commercial

- f. What is the current comprehensive plan designation of the site? [\[help\]](#)

General Commercial District



- g. If applicable, what is the current shoreline master program designation of the site? [\[help\]](#)  
Not applicable.
- h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [\[help\]](#)  
No.
- i. Approximately how many people would reside or work in the completed project? [\[help\]](#)  
Not known at this time. Future tenant improvements are expected.
- j. Approximately how many people would the completed project displace? [\[help\]](#)  
None.
- k. Proposed measures to avoid or reduce displacement impacts, if any: [\[help\]](#)  
Not applicable.
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [\[help\]](#)  
The proposed site use will remain commercial.
- m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any: [\[help\]](#)  
None proposed.

**9. Housing** [\[help\]](#)

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [\[help\]](#)  
Not applicable.
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [\[help\]](#)  
Not applicable.
- c. Proposed measures to reduce or control housing impacts, if any: [\[help\]](#)  
Not applicable.

**10. Aesthetics** [\[help\]](#)

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? [\[help\]](#)  
The tallest height of the proposed structure at the parapets is 19'-10 1/2".  
Exterior materials include fiber cement panel siding with a stone veneer base.  
The back wall is CMU.
- b. What views in the immediate vicinity would be altered or obstructed? [\[help\]](#)  
Views from east to west may be obstructed.



- b. Proposed measures to reduce or control aesthetic impacts, if any: [\[help\]](#)

The proposed building will be modern with painted siding and windows.  
Landscaping will also be incorporated to enhance aesthetic impacts.

**11. Light and Glare** [\[help\]](#)

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [\[help\]](#)

Outdoor lighting will be produced in the evening.

- b. Could light or glare from the finished project be a safety hazard or interfere with views? [\[help\]](#)

Not anticipated.

- c. What existing off-site sources of light or glare may affect your proposal? [\[help\]](#)

None anticipated.

- d. Proposed measures to reduce or control light and glare impacts, if any: [\[help\]](#)

Outdoor lights will be directed downward.

**12. Recreation** [\[help\]](#)

- a. What designated and informal recreational opportunities are in the immediate vicinity? [\[help\]](#)

None.

- b. Would the proposed project displace any existing recreational uses? If so, describe. [\[help\]](#)

No.

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [\[help\]](#)

None proposed.

**13. Historic and cultural preservation** [\[help\]](#)

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe. [\[help\]](#)

No.

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. [\[help\]](#)

None known. If historic properties were identified within the project area, they were more likely to be Historic Properties associated with early farming in the area or to be encountered deeply within alluvial deposits. Drayton Archaeology performed a Cultural Resources Assessment of the project site and provided these professional opinions.

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. [\[help\]](#)

A Cultural Resources Assessment was performed by Drayton Archeology in March 2019 which included pedestrian survey, shovel probes, and historical review of the project site.

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required. [\[help\]](#)

Based on the report by Drayton Archeology, there does not appear to be any potential impacts to cultural/historical resources by the proposed project. In the event that archaeological materials are encountered during the development of the property, an archaeologist will be immediately notified and work halted in the vicinity of the find until the materials can be inspected and assessed.

**14. Transportation** [\[help\]](#)

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. [\[help\]](#)

The site is served by Commercial Street to the north and Riverside Drive to the east. The property is also accessible from the adjacent Safeway parking lot to the southwest.

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? [\[help\]](#)

Yes. The site is served by Skagit Transit. The stop location is located directly east of the site along Riverside Drive.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [\[help\]](#)

Please see attached parking analysis.

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). [\[help\]](#)

No frontage improvements are proposed.

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. [\[help\]](#)

No.

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates? [\[help\]](#)

Based on the ITE Trip Generation Chart for a General Office, a 8,500 square foot office building will generate 200 traffic trips per day with 88 Peak PM trips.

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe. [\[help\]](#)

Not anticipated.

- h. Proposed measures to reduce or control transportation impacts, if any: [\[help\]](#)

There are three existing access points to the project site including one from Riverside Drive (east), one from Commercial Street (north), and one from the existing Safeway parking lot (southwest). To reduce traffic impacts, an additional access point from Commercial Street to the north will be constructed to support the site.

**15. Public Services** [\[help\]](#)

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. [\[help\]](#)

Yes. The project will result in a increased need for fire protection and police protection.

- b. Proposed measures to reduce or control direct impacts on public services, if any. [\[help\]](#)  
The building will be constructed to meet current building and fire codes in order to reduce impacts on public services.

16. **Utilities** [\[help\]](#)

- a. Circle utilities currently available at the site: [\[help\]](#)  
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system,  
other \_\_\_\_\_
- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. [\[help\]](#)

Electrical-Puget Sound Energy will provide electrical service to the site. Electrical conduit and associated facilities will be installed at the project site.

Water-Skagit has an existing 12-inch domestic water main located along Commercial Street, to the north of the site. A connection to this service will provide domestic water service to the site.

Refuse Service-Waste Management will provide weekly garbage and recycle disposal after the project is completed.

Cable-Fiber optic cable will be provided by either Comcast or Black Rock Cable and will be extended to the building for communication purposes.

Sanitary Sewer-The City of Mount Vernon owns and operates the existing sanitary sewer system along Commercial Street, north of the Site. An 6-inch side sewer lateral will be stubbed to the property from Commercial Street.

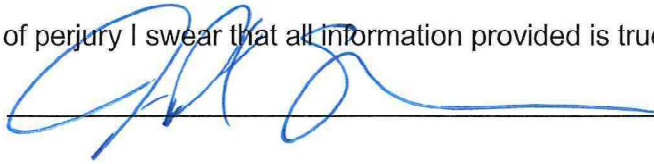
Storm-Stormwater runoff from this project area will be collected by a series of on-site drainage structures, and conveyed to the existing storm system. The private storm conveyance system on-site will be reconfigured around construction of the new building.

### C. Signature [\[help\]](#)

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Under penalty of perjury I swear that all information provided is true and correct.

Signature: \_\_\_\_\_



Name of signee J.P. Slagle, Freeland & Associates, Inc.

Position and Agency/Organization Civil Engineer

Date Submitted: December 12, 2018

Revised January 21, 2019

Revised February 19, 2019

Revised March 18, 2019

## D. supplemental sheet for nonproject actions [\[help\]](#)

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

Proposed measures to avoid or reduce such increases are:

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

3. How would the proposal be likely to deplete energy or natural resources?

Proposed measures to protect or conserve energy and natural resources are:

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

Proposed measures to protect such resources or to avoid or reduce impacts are:

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

Proposed measures to avoid or reduce shoreline and land use impacts are:

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

Proposed measures to reduce or respond to such demand(s) are:

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.